

FILED
12/1/22 12:25 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

In re:)	Bankruptcy No. 22-21264-JAD
)	
Erika Lee Gilbert)	
)	Chapter 13
Debtor(s))	
)	
Erika Lee Gilbert)	
)	Related to Document No. 36
Movant(s))	Hearing date and time: December
)	21, 2022 at 11:00 a.m. via Zoom
v.)	
)	
Bella Construction and Development, Inc.)	
)	
Respondent(s))	

CONSENT ORDER OF COURT

AND NOW, to wit, this 1st day of December, 2022, in consideration of the Debtor Erika Lee Gilbert's Motion to Avoid Judicial Lien Under 11 U.S.C. 522(f)(1), and with the consent of Debtor Erika Lee Gilbert, by and through her counsel, Scott R. Lowden, and Respondent, Bella Construction and Development, Inc., by and through its counsel, Brian P. Cavanaugh, IT IS HEREBY ORDERED AND DECREED that the Judicial Lien held by Bella Construction and Development, Inc., entered in the Court of Common Pleas of Washington County, Pennsylvania, at Docket No. 2021-5236 is hereby avoided and any claims of Respondent are hereby unsecured subject to the entry of a discharge order upon the completion of the Debtor's Chapter 13 case. Only upon the issuance of a Discharge Order in the within case pursuant to 11 U.S.C. §1328 and a Final Decree, may the Debtor Erika Lee Gilbert file the within Consent Order of Court in the Court of Common Pleas of Washington County at Docket No. 2021-5236.

BY THE COURT:

A handwritten signature in black ink, appearing to read "J. Deller", is written over a horizontal line.

JEFFERY A. DELLER
United States Bankruptcy Judge

CONSENTED TO:

/s/ Scott R. Lowden
Scott R. Lowden
Attorney for Debtor/Movant

/s/ Brian P. Cavanaugh
Brian P. Cavanaugh
Attorney for Respondent,
Bella Construction and Development, Inc.

In re:
Erika Lee Gilbert
Debtor

Case No. 22-21264-JAD
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Dec 01, 2022

User: auto
Form ID: pdf900

Page 1 of 2
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 03, 2022:

Recip ID	Recipient Name and Address
db	+ Erika Lee Gilbert, 35 Stella Street, Burgettstown, PA 15021-1043
res	+ Bella Construction and Development, Inc., 13380 US Route 30, Suite 5, North Huntingdon, PA 15642-1125

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 03, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 1, 2022 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor US Bank Trust National Association Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust bnicholas@kmlawgroup.com
Brian P. Cavanaugh	on behalf of Respondent Bella Construction and Development Inc. bcavanaugh@greensburglaw.com, bpcsecretary@greensburglaw.com
David A. Rice	on behalf of Debtor Erika Lee Gilbert ricelaw1@verizon.net lowdenscott@gmail.com
Denise Carlon	on behalf of Creditor US Bank Trust National Association Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust dcarlon@kmlawgroup.com
Jeffrey Hunt	

District/off: 0315-2

User: auto

Page 2 of 2

Date Rcvd: Dec 01, 2022

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Total Noticed: 2

on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com PNGbankruptcy@peoples-gas.com

Office of the United States Trustee

ustpreion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

cmecf@chapter13trusteedpa.com

Scott R. Lowden

on behalf of Debtor Erika Lee Gilbert niclowlgl@comcast.net

TOTAL: 8